

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

March 14, 2005

CALL TO PODIUM:

Fred Felton

RESPONSIBLE STAFF:

**Mark DePoe, Long Range
Planning Director**
**Fred Felton, Assistant City
Manager**
**Greg Ossont, Director of
Planning and Code**

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing "JOINT"
	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
X	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	9/22/2004
	9/29/2004
Hearing Date	10/18/2004
Record Held Open	
Policy Discussion	

TITLE: Z-297 Joint Work Session

Amend Sketch Plan Application Z-278, for approximately 125.5 acres of property known as the Betty B. Casey property.

SUPPORTING BACKGROUND:

Peter Henry, of B. P. Realty Investments, submitted a proposal to amend Sketch Plan Application Z-278, for approximately 125.5 acres of property known as the Betty B. Casey property. This site is located between the CSX Railroad tracks and I-270, north of Metropolitan Road. The file number for the amendment to sketch plan application is Z-279.

The submitted Z-279 application proposed three (3) development options of differing scenarios that include single-family attached and detached residential units, 3-over-2 residential condominium units, multi-family residential units, office buildings with first floor retail, and a hotel/cinema complex. The Mayor and City Council and Planning Commission held a joint public hearing on the application on October 18, 2004.

Following the public hearing, staff and consultants from Torti Gallas and Partners, Inc. have worked with the applicant to address many of the City and public concerns. As a result, the proposed sketch plan has been revised and a new option will be presented at the joint work session. For your review, I have attached a copy of the revised plan.

Following the work session, staff will continue to work with the applicant to address any additional concerns.

Attached:

See Index of Memoranda (Provided Exhibits are Bold)

DESIRED OUTCOME:

Hold Work Session.

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Z-297

As of 08/05/04

Applicant: BP Realty Investments, LLC
Attn: Peter J. Henry
10000 Falls Road, Suite 100
Potomac, MD 20854

Subject Property: Betty B. Casey, Trustee, containing 125.2 acres of land

<u>Number</u>	<u>Exhibit</u>
<i>1</i>	<i>Amendment to the Zoning Map (Amendment to Sketch Plan) Application, signed by Peter J. Henry, as filed on 08/04/04</i>
<i>2</i>	<i>1-page document entitled, "Supplement to Local Map Amendment Application (Sketch Plan Amendment), Property of Betty B. Casey, Trustee" [note: appears to be dated in file tag line at bottom right "0804"]</i>
<i>3</i>	<i>5-page document entitled, "Casey Property West, P910, List of Adjoining & Confronting Property Owners" Submitted by Applicant with Amendment Application, dated 08/03/04</i>
<i>4</i>	<i>Notice to include legal ad for Joint Public Hearing in the September 22 and 29, 2004 issues of the Gaithersburg Gazette</i>
<i>5</i>	<i>Notice of Joint Public Hearing, sent September 21, 2004 to required parties (mailing list included)</i>
<i>6</i>	<i>Z-297 Amendment to Sketch Plan Development Options (Staff document)</i>
<i>7</i>	<i>Site Plan Drawing entitled, "Cover Sheet -- Casey Property West Metropolitan Grove---MXD Sketch Plan Amendment," Sheet 1 of 7 [marked as: "Preliminary Not For Construction"], as prepared by Rodgers Consulting, dated August 2004</i>
<i>8</i>	<i>Site Plan Drawing entitled, "Casey Property West Metropolitan Grove---Sketch Plan Option 1," Sheet 2 of 7 [marked as: Preliminary Not For Construction"], as prepared by Rodgers Consulting, dated August 2004</i>

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As of 08/05/04

<u>Number</u>	<u>Exhibit</u>
9	<i>Site Plan Drawing entitled, "Casey Property West Metropolitan Grove---Sketch Plan Option 2," Sheet 3 of 7 [marked as: "Preliminary Not For Construction"], as prepared by Rodgers Consulting, dated August 2004</i>
10	<i>Site Plan Drawing entitled, "Casey Property West Metropolitan Grove---Sketch Plan Option 3," Sheet 4 of 7 [marked as: "Preliminary Not For Construction"], as prepared by Rodgers Consulting, dated August 2004</i>
11	Site Plan Drawing entitled, "The Parklands---Amended Natural Resources Inventory/Forest Stand Delineation," Sheet 5 of 7 as prepared by Rodgers Consulting, dated 02/01
12	Site Plan Drawing entitled, "Property Acquired by Betty B. Casey, et al, Trustees----Boundary Survey," Sheet 6 of 7 [marked as: "Preliminary Not For Construction"], as prepared by Rodgers Consulting, dated February 2001
13	Site Plan Drawing entitled, "Casey Property West Metropolitan Grove---Preliminary Forest Conservation Plan," Sheet 7 of 7, as prepared by Rodgers Consulting, dated August 2004
14	Certified legal ad from the September 22, 2004, issue of the <i>Gaithersburg Gazette</i>
15	Letter from Jody S. Kline, dated August 23, 2004
16	Facsimile verification to <i>Gaithersburg Gazette</i> for legal ad dated September 15, 2004
17	Facsimile from Douglas N. Carter, dated August 23, 2004
18	October 18, 2004 Mayor and City Council and Planning Commission Joint Public Hearing Cover
19	Adopted Casey/Metropolitan Grove Special Study Area
20	Sketch Plan Process Statement

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Z-297

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As of 08/05/04

<u>Number</u>	<u>Exhibit</u>
<i>21</i>	<i>Mayor and City Council and Planning Commission October 18, 2004 Joint Public Hearing Cover (1 sheet)</i>
22	Site Plan Drawing entitled, "Casey Property West Metropolitan Grove---Sketch Plan Option 4," Sheet 5 of 8 [marked as: "Preliminary Not For Construction"], as prepared by Rodgers Consulting, dated August 2004

* All italicized exhibits were provided at the October 18, 2004 Mayor and City Council and Planning Commission Joint Public Hearing

DRAFT

279-3333

March 10, 2005

Mr. Greg Ossont
Director of Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Dear Mr. Ossont:

This letter responds to your request for information on the impact of the BP Realty proposed plan, "Casey West." This project is located north of Route 124, between Clopper Road and Route I-270, in the City of Gaithersburg. I understand the plan calls for 95 single-family detached homes, 216 townhomes, 134 "two-over-two" condominiums, 37 apartments, and 252 high-rise condominium units.

Estimated Student Generation from Casey West

Based on discussions with City of Gaithersburg staff, this project will be planned with a traditional neighborhood design (TND) approach. Experience suggests that high density, TND communities generate fewer students than more typical suburban developments generate. Accordingly, the calculated student yield for the Casey West project uses factors seen in other TND and high density communities in the county. The TND rates produce the low end of each range shown below. In addition to calculating TND estimates, an upper estimate of student yield also is included. The high end of each range represents application of student yield rates from the 2003 Census Update survey from the Montgomery County Department of Park and Planning for traditional suburban communities in the upcounty area.

The estimated student generation numbers are:

<u>Casey West Units</u>	STUDENTS GENERATED		
	<u>Grades:</u>		
	<u>K – 5</u>	<u>6-8</u>	<u>9-12</u>
95 single family detached units	20 to 40	5 to 15	10 to 14
216 townhomes	32 to 53	9 to 19	11 to 35
134 two over two condominiums	6 to 21	2 to 10	5 to 9
37 apartments	3 to 6	1 to 3	1 to 3
252 high-rise condominiums	6 to 20	2 to 10	2 to 11
TOTAL	67 to 140	19 to 57	29 to 72

Condition of Schools Serving Casey West

The schools that currently serve the Casey West site are Brown Station Elementary School, Kingsview Middle School, and Quince Orchard High School. Beginning in August 2005, the middle school assignment will change to Quince Orchard Middle School #2. Enrollment projections show space available at Brown Station Elementary School and Quince Orchard Middle School #2 throughout the six-year forecast period. At the high school level, enrollment projections show Quince Orchard High School over capacity throughout the forecast period. To address the high school space deficit a new high school in the central portion of the county is needed. At this time a site for the new high school has not been identified and construction funding for the new high school is not included in the six-year Capital Improvements Program (CIP). Please see the enclosed pages from the Superintendent's Recommended FY2006 Capital Budget and Amended FY 2005–2010 CIP for additional information.

Annual Growth Policy

Although Casey West is within the City of Gaithersburg, you have requested information concerning the current county Annual Growth Policy (AGP) schools test. The current AGP schools test finds capacity adequate in the Quince Orchard cluster (where Casey West is located). This means that subdivision approvals in the county portion of this cluster area may go forward for the current fiscal year. In addition, space will continue to be adequate in the AGP schools test when it is applied again for the 2006 fiscal year, if projects approved in the adopted FY2005–2010 CIP proceed as scheduled.

If you have any additional questions, please contact me, or Mr. Bruce Crispell, at 301-279-3333.

Sincerely,

Joseph J. Lavorgna, Director
Department of Planning and Capital Programming

JJL:bc

Enclosure

Copy to:
Mr. Crispell

SUMMARY OF FINDINGS and RECOMMENDATIONS

Intersection Capacity Analyses were conducted to determine the existing and projected Levels of Service (LOS) for each of the study area intersections.

Maryland State Highway Administration (SHA) currently has a MD 117 Corridor Congestion Relief Study which has scheduled road improvements in three phases along MD 117 in our study area. The analyses in this study take in consideration the road improvements by SHA. These improvements are projected to be finished before the design year for Initial Phase (2010).

This study analyzed two phases, Initial Phase (year 2010, before the Watkins Mill Road interchange) and Final Phase (year 2011, after the Watkins Mill Road interchange). The results of our analysis indicate that with the development of the Initial Phase of the subject site, all of the study area intersections are projected to operate at satisfactory Levels of Service during the peak periods with the exception for the intersection of MD 117 and Watkins Mill Road/Pheasant Run Drive (add 2nd SB left-turn lane).

With the implementation of the aforementioned SHA planned improvements and other off-site improvements, all study intersections are projected to operate at satisfactory Levels of Service during morning and evening peak hours.

On-site traffic circulation and site frontal intersections are analyzed and the analysis results indicate that site circulation and intersection/roundabout capacities are acceptable.

Based on the data contained in this report, it is our opinion that the proposed development of the Casey West project would not have an adverse effect on the nearby road system with the implementation of the improvements outlined in this report.

The data and methodology used to undertake this study is detailed in the sections that follow.

